



Yarmouth Road, Broome - NR35 2PE

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Yarmouth Road

Broome, Bungay

No Chain! Tucked away and set back from the road in the SOUGHT AFTER VILLAGE of BROOME, this charming PERIOD THREE BEDROOM DETACHED BUNGALOW is a hidden gem waiting to be discovered. Boasting a GENEROUS 0.36 ACRE mature plot (stms) surrounded by trees and greenery, this quaint property presents an EXCITING OPPORTUNITY for future extension or re-development (stp). Offering almost 900 sqft of internal living space (stms) which has been freshly decorated, this home features THREE BEDROOMS, a bathroom, a cosy sitting room, a kitchen/diner, and a delightful conservatory overlooking the garden. Set back from the road, the property comes complete with a GARAGE and ample DRIVEWAY PARKING, providing both convenience and privacy. With the added bonus of being offered with no chain, this property is ready and waiting for its next owners to make it their own.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Sought After Village Position
- Mature 0.36 Acre Plot (stms)
- Obvious Extension/Re-Development Potential (stp)
- Almost 900 SQFT Internally (stms)
- Three Bedrooms & Bathroom
- Sitting Room, Kitchen/Diner & Conservatory
- Set Back From The Road With Garage & Driveway Parking

The attractive village of Broome is very close to the popular market town of Bungay. The village has a good local pub 'The Artichoke' and local shops and primary schools in nearby Ellingham and Ditchingham and falls into the Hobart High School catchment area. Bungay lies 2 miles away, within the popular Waveney Valley and offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 minutes drive to the North and has a mainline train link to London Liverpool Street (1hr 54minutes). Diss provides another mainline link to London and is 19 miles distant. The unspoiled heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



SETTING THE SCENE

The bungalow can be found on the Yarmouth Road in the sought after village of Broome. The property is set back from the road with a long hard standing driveway providing plenty of parking which in turn leads to the garage. There are pleasant front garden with lawns and mature trees and shrubs as well as lawns to the side, a side access to the rear garden and the main entrance door to the front which is partially covered.

THE GRAND TOUR

Entering the bungalow via the main entrance door to the front there is a welcoming hallway leading to all further rooms as well as built in storage and a loft hatch access. To the right of the hallway is a front bedroom or reception depending on preference with a dual aspect and a door into the sitting room beyond. The sitting room offers a brick built fireplace and a door into the kitchen. On the other side of the central hallway you will find two generous double bedrooms. The family bathroom is found to the rear of the bungalow with a w/c, hand wash basin and bath with shower over. The kitchen/diner accessed via the sitting room offers space for a table as well as a range of wall and base level units with space for all white goods and a freestanding oven. A door leads through from the kitchen to the conservatory overlooking the garden beyond. The conservatory could easily be altered and extended into the garden to create a wonderful large kitchen/diner (stp). There are also doors on either side leading out to the rear garden. The bungalow offers modern electric panel heaters to all rooms as well as uPVC double glazing.

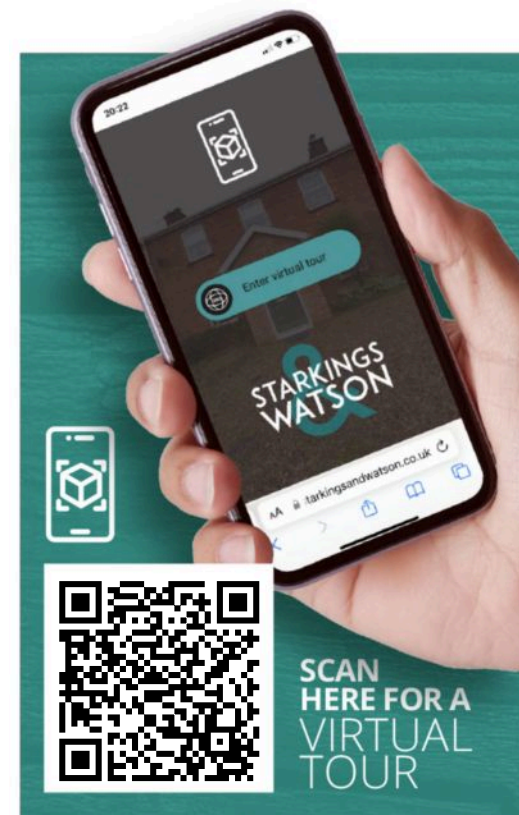
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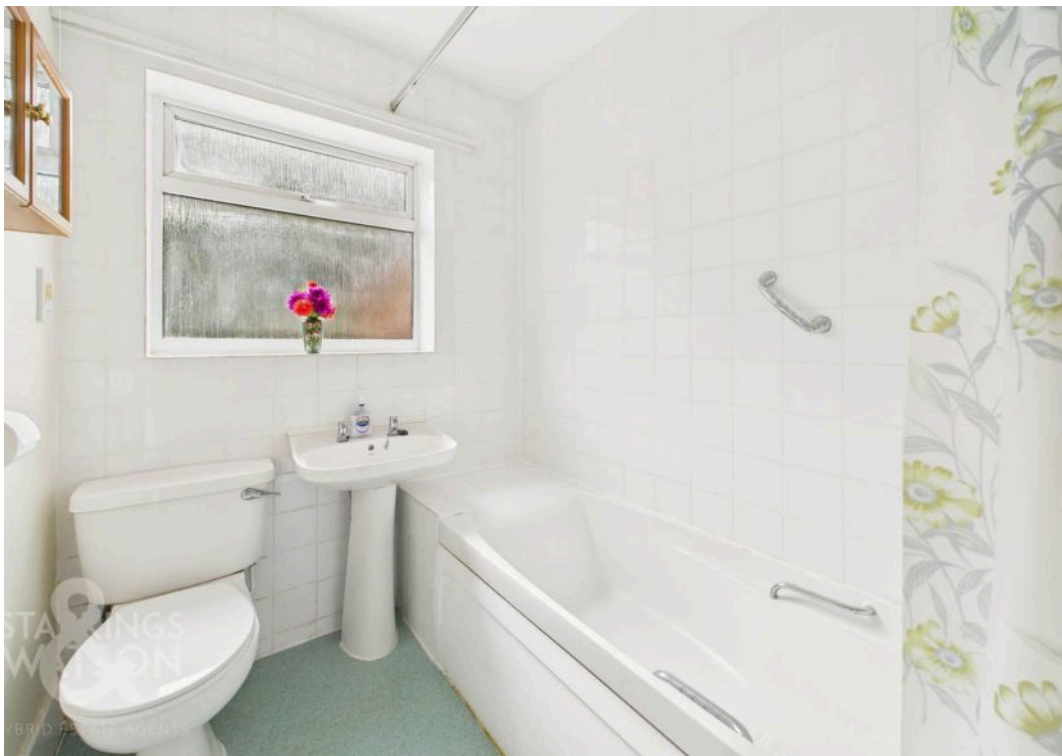
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



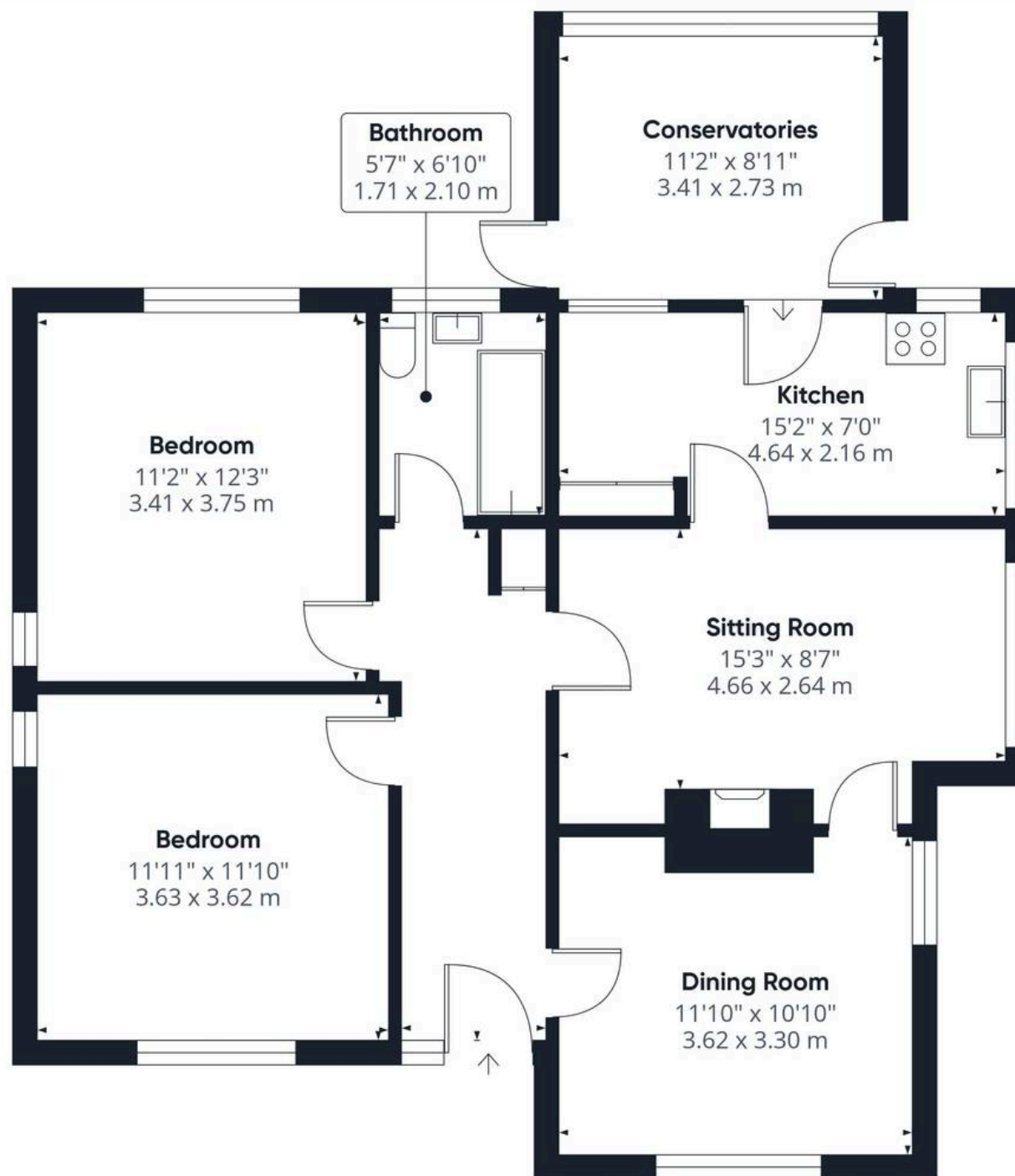




THE GREAT OUTDOORS

The generous rear garden offers plenty of private space for a multitude of uses including an extension (stp). There is a large hard standing paved terrace to the rear of the bungalow spanning both sides and leading to the single garage personnel door. The main section of garden is laid to lawn with an array of mature planting, trees and shrubs with woodland areas to the rear of the boundary. The garden provides a great degree of interest throughout and is real selling feature for the property.





Approximate total area⁽¹⁾

889 ft²

82.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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